

1
Mar Island June 29th 1911

Dear Doctor,

I send you with this a sketch made by a builder in Ismaïcia made up from the Shopper plan, blue print, various ideas, and the amount of appropriation. I have changed his sketch but have not increased the cost so that it may stand for what a California builder says can be done and will do away with the necessity of submitting your finished plans to builders before advertising. I should think, I say this because builders will be anxious to take advantage of the dry season and get plaster on before the rains. I am told it will make several hundred dollars difference in the cost of building between dry and rainy season. This man proposes

2

to reserve \$1500 for steam, water, sewer connections
etc and \$500 for first cost of mantels, tiling etc
It does not include chandeliers but will put
in wires for electric lighting, does not estimate
for range but will set it if desired, It does
estimate for hot water boiler, all necessary
plumbing, porcelain lined tub, first class
w.c. etc in main bath room and good work in
all.

A cellar, under back portion of house say 26'
x 28'. Concrete floor, inside stairs & outside entrance
is included also a cistern pipe or finished
if excavation is made for him. (The dirt will
be useful in filling in)

Height of stories - 1st of cellar, 11' for 1st story
10' 6" 2nd story. (This height determined on basis
of size of rooms,

Foundation, 12" hand troweled walls laid in
cement mortar (usually 1-4)

Materials, Four 5 main roof line of over
faced pressed brick (Valley) laid in blue
mortar (This brick drives will cost \$60⁰⁰ - more
than the same town in Quetzico,

Quetzico redwood siding to 2nd floor, All above
redwood shingles - (painted or stained)

Floors. No 1, Oregon pine 4" wide 2" sq. to be
laid on 1st floor with No 2 flooring 2" sq laid
diagonally, 3rd floor to have No 1 flooring
as above but otherwise unfinished,

Windows - Four, Hall & principal rooms of
1st floor, No 1 French plate; in hall three
windows with plate glass centers and 6"
borders of stained glass to cost \$2⁵⁰ for ^{sq +} painting
work, No other stained glass included in
this estimate and for remainder of house
good American glass to be used,

Trim. Front door, front hall over
with a handsome hand worked over

staircase as one of the principal attractions of the house (It will give details of a stair way if desired, but is much more expensive than rail wood). Generally rail wood will be used but sugar pine may be substituted to some extent without much increase in cost. All will be hard oil finish. The kitchen, laundry & bath rooms to have a Brunswick.

Inside blinds in hall, dining room & a few rooms where most necessary but not throughout house. A sliding blind of fine finish like a car blind is said to be much used & is suggested.

Hard oil finish floors are not included. These will I think cost at least \$30 extra if sprayed.

Plaster as usual in first class houses. Cornices & ceilings are not in-

5

cluded in the estimate, since coal may be
limited & this is suggested.

Painting or staining as desired.

This house is to be built throughout of
the best materials and finished to a first
class house. Such a house as sketch
shows and I have described can be built
as above for the appropriation provided
not more than \$2000 - \$2250 can be used
for things not included in estimates. I think
\$1500 more than enough for the outside work
but \$500 is not enough for the inside unless
Chandeliers, Clean heaters, range, mantels
Tiling, side board &c or some of them can
be brought outside of appropriation.

This builders estimate for brick work
in foundation is \$90 per sq. ft. for the tier
\$25 I think. Like my wife he would
like to see the first string of bricks but he

says it cannot be done without a further
reduction in cost in some ways,

I have cleared out sufficient space
except stumps and one or two doubtful trees
for the beavers to go ahead. The brush and
undergrowth have been burned and those
who propose to bid can now see the local
conditions. A roadway can be cut in a
few hours when we know the plan adopted.
"Practically a contractor can commence
work immediately."

Yours sincerely

R. D. Evans.

It is inc^d yours of 21st will send blue print.
I am endeavoring to meet my objections to the
blue print plan as shown in my sketch.

I liked the appearance of Capt. Boyd's
son. He should have had a good training
& be a creditable addition to the Corps